

Grand Traverse Commons
Joint City of Traverse City/Garfield Township
Planning Commission

Joint Study Session
Wednesday, March 5, 2014
6:30 pm
Governmental Center, 2nd Floor
Training Room
400 Boardman Avenue, Traverse City, MI 49684

MINUTES

1. The joint meeting the Charter Township of Garfield and City of Traverse City Recreational Authority Board began at 6:30 PM.
2. Roll Call

Present: Commissioners Clark, Serratelli, Hale, Racine, Warren

Absent:

Staff: Russ Soyring, City Planning Director, Brian VanDenBrand, Township Deputy Planner

3. Grand Traverse Commons Circulation and Parking.

Matt Cowell, Executive Director of the Recreational Authority discussed the circulation and parking needs and concerns. Parking is occurring informally on the grounds and at times vehicles are blocking fire lanes. Fire lanes will be posted to address this issue.

4. Temporary parking area behind the Barns.

Mr. Cowell discussed the need to organize parking and recommended a parking lot near the trail head be developed just west of the Cathedral Barn.

Discussion by the Commissioners and Board Members. A concern was raised that a "temporary" parking lot will become a permanent parking lot.

Deputy Planner VanDenBrand offered an alternative just east of the barns.

Discussion by the Commissioners and Board Members.

Scott Jozwiak, consulting engineer commented on the parking lot.

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5. Grand Traverse Commons Hydrology

Mr. Cowell stated that the hydrology in the area appears to be changing resulting in water issues for some of the structures on the Recreational Authority property. The hydrology is being studied and opportunities are being explored to use the ground water in beneficial ways.

Discussion.

6. Reports and Updates

None.

7. Public Comment.

None.

8. Adjournment.

The joint study session was adjourned at 7:36 PM.

5-7-14
Dated

Jan Warren
Jan Warren, Secretary

Grand Traverse Commons Planning Commission

Regular Meeting
Wednesday, March 5, 2014
Immediately following the Joint Study Session
Governmental Center, 2nd Floor
Committee Room
400 Boardman Avenue, Traverse City, MI 49684

MINUTES

1. Meeting began at 7:42 PM.
2. Roll Call

Present: Commissioners Clark, Serratelli, Hale, Racine, Warren

Absent: None

Staff: Russ Soyring, City Planning Director, Brian VanDenBrand, Garfield Township
Deputy Planner

3. Review and Approval of the Agenda - Conflict of Interest.

Motion by Commissioner Racine, supported by Commissioner Warren to approve the agenda. Motion passed.

4. Approval of Minutes. Approval Recommended.

A motion was made Commissioner Warren, supported by Commissioner Serratelli to approve the January 14, 2014 Regular Meeting minutes. Motion passed.

5. Old Business

A. Draft Zoning Ordinance.

Mr. Soyring stated that staff has worked on the fence regulations, legal issues regarding enforcement of the various codes and representation on the Zoning Board of Appeals.

Deputy Planner VanDenBrand commented on the complexities created by having a jurisdictional line running through buildings and development zones. Currently, the County, Township and/or City would need to approve building projects.

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Discussion.

Raymond Minervini, The Minervini Group commented.

6. New Business

- A. Temporary parking area behind the Barns (Request by Matt Cowell, Recreation Authority).

Discussion by the Planning Commissioners.

7. Correspondence

None

8. Public Comment

Raymond Minervini, The Minervini Group stated that Cottage 30 is planned for apartments and condominiums and his company would be the developers.

9. Adjournment

The meeting was adjourned at 8:22 PM.

8-7-14
Dated

Jan Warren
Jan Warren, Secretary